

076.0

0005

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

677,300 /

677,300

USE VALUE:

677,300 /

677,300

ASSESSED:

677,300 /

677,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		CROSBY ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ZIOMEK DAVID M & EILEEN M	
Owner 2:		
Owner 3:		

Street 1: 52 CROSBY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER		
Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION
This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Vinyl Exterior and 1232 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.

Code	Descrip/No	Amount	Com. Int

OTHER ASSESSMENTS

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 6	- Colonial			Full Bath: 1	Rating: Average			SCUTTLE HOLE.											
Sty Ht: 2	- 2 Story			A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1	- Concrete			A 3QBth:	Rating:														
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average														
Prime Wall: 4	- Vinyl			A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1	- Gable			OTHER FEATURES															
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average														
Color: WHITE				A Kits:	Rating:														
View / Desir:				Fpl: 1	Rating: Average														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C	- Average			CONDOS INFORMATION															
Year Blt: 1952	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G10	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 1	- Drywall			Functional:		%		1	6	3									
Sec Int Wall:		%		Economic:		%													
Partition: T	- Typical			Special:		%													
Prim Floors: 3	- Hardwood			Override:		%													
Sec Floors: 4	- Carpet	50 %	Total: 18.6 %					Totals											
Bsmnt Flr: 12	- Concrete							1	6	3									
Subfloor:				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Bsmnt Gar: 1				Basic \$ / SQ: 125.00				Rate	Parcel ID	Typ	Date	Sale Price							
Electric: 3	- Typical			Size Adj.: 1.35000002															
Insulation: 2	- Typical			Const Adj.: 0.98500049															
Int vs Ext: S				Adj \$ / SQ: 166.219															
Heat Fuel: 1	- Oil			Other Features: 78500															
Heat Type: 5	- Steam			Grade Factor: 1.00															
# Heat Sys: 1				NBHD Inf: 1.00000000															
% Heated: 100		% AC:		NBHD Mod:															
Solar HW: NO		Central Vac: NO		LUC Factor: 1.00															
% Com Wall:		% Sprinkled:		Adj Total: 315429															
				Depreciation: 58670				Juris. Factor: 1.00		Before Depr: 166.22									
				Deprecated Total: 256759				Special Features: 0		Val/Su Net: 137.47									
								Final Total: 256800		Val/Su SzAd: 208.44									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 076.0-0005-0005.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
19	Patio	D	Y	18X12	A	AV	2000		6.00	T	15.2	101			500		500		
More: N	Total Yard Items:	500	Total Special Features:		Total:	500													
																			
																			